

**IMPORTANT INFORMATION FOR
MACOMB TOWNSHIP
PROPERTY OWNERS
2007 ASSESSMENT NOTICE**

UNDERSTANDING YOUR PROPERTY ASSESSMENT AND TAXABLE VALUE

Recently, certain neighborhood property values have shown very little growth, and in some cases, have experienced a decline in property values. The assessor's office spends a considerable amount of time analyzing sales that have occurred over the past two years (using the sales data from April 1, 2004 through March 31, 2006) in order to estimate property market values as of December 31, 2006.

Homeowner's are encouraged to review your Notice of Assessment, Taxable Valuation, and Property Classification. This notice provides the property owner with pertinent information regarding their property. There are three important areas for review. First, the notice provides the 2006 valuations, the 2007 valuations and the amount of change. Second, the document will show if the property's taxable value was "uncapped" as a result of a transfer of ownership. Line 5 of the notice will indicate whether there "was" or "was not" a transfer of ownership of the property during 2006. If there was a transfer of ownership, the taxable value will be the same as the Assessed Value. Third, the notice will indicate the percentage of the property being used as a Principal Residence. If you own and occupy the property as your principal residence, the percentage indicated should be 100%. Please review each of these areas for accuracy. Do not hesitate to contact the Assessors Office if you have any questions or concerns.

Assessed Values represent approximately 50% of the estimated market value. Market values are obtained by compiling sales data from homes sold similar to your style and square footage. Your assessed value is not an assessed value based on 50% of your individual sales price, but rather what is being shown in the market through a mass appraisal.

Taxable Value is a mathematical formula, which is based on the preceding years Taxable Value increased by the Inflation Rate Multiplier (IRM). The IRM is determined for the entire State and applied by each municipality. Taxable Value may also increase for physical additions and decrease for physical losses.

Therefore, if a property owner has owned their property since the Constitutional Amendment, known as Proposal A, passed in 1994, they may see a significant difference in the amount of their Assessed Values and Taxable Values. For example:

	Assessed Value	Taxable Value
2006	\$200,000	\$160,000
2007	\$200,000	\$165,920 (increase of 3.7% IRM)

The example above shows that Assessed Value can remain the same, while Taxable Value increases. This is a function of the statute. Taxable Value may increase from year to year, until its ceiling of Assessed Value is reached. Taxable Value may not exceed Assessed Value. In that situation, Assessed Value becomes the Taxable Value. The following example illustrates this concept:

	Assessed Value	Taxable Value
2006	\$200,000	\$196,000
2007	\$200,000	\$200,000

In the above example, the 2006 Taxable Value of \$196,000 would increase to \$203,250 if the 3.7% IRM is applied. However, since the 2007 Assessed Value is only \$200,000, Proposal A requires that Taxable Value cannot exceed Assessed Value.

The following example illustrates a property demonstrating a reduction in property value in the marketplace while Taxable Value increases:

	Assessed Value	Taxable Value
2006	\$200,000	\$180,000
2007	\$190,000	\$186,660 (increase of 3.7% IRM)

The Constitutional Amendment (Proposal A) limited the amount that Taxable Value could increase on an annual basis. Since its implementation, the majority of property values in Macomb Township have increased greater than the IRM. This has limited the property taxes that would have been collected if Proposal A had not been implemented. When property values are not increasing as rapidly as the IRM, Taxable value will increase on an annual basis by the IRM, not exceeding Assessed Value. **The March Board of Review does not have the authority to change the increase in taxable value based on the Inflation Rate Multiplier of 3.7%.**

If you believe that the values, the property classification, or the information on line 5 is incorrect and wish to meet with the Board of Review, please call 586-992-0710 ext. 3 for an appointment. An appeal must be made by the party to whom the property is assessed or their agent. **Please see "Policies and Guidelines for Board of Review" at the end of this letter.** Property owners protesting assessments should be prepared to present factual information, such as current replacement costs, comparable sales, and other market information. A Petition will be mailed to you, which you will need to fill out and bring with you, along with four (4) copies of any information you would like the Board to consider (these copies will not be returned to you). You will have 5 Minutes to present your case to the Board. You will be notified by mail of the Board's decision.

A non-resident may protest to the Board of Review by letter. Letter appeals must be accompanied by a completed Board of Review Petition Form L-4035. Letter appeals must be received by the Board of Review **prior to their adjournment on March 14, 2007 at 5:00 p.m.**

Property owners applying for tax relief must submit a completed Hardship Application and personally appear before the Board of Review. You must request an application when scheduling an appointment. All hardship applications must be submitted to the Board of Review **no later than Monday, March 12, 2007 at 5:00 p.m.** Hardship cases will be heard either on March 13, 2007 or March 14, 2007.

March Board of Review date and times:

Monday	March 12, 2007	3:00 p.m. to 9:00 p.m.
Tuesday	March 13, 2007	9:00 a.m. to 5:00 p.m.
Wednesday	March 14, 2007	9:00 a.m. to 5:00 p.m.

Appointments are made on a first come, first served basis. Homeowners are encouraged to make their appointments as soon as possible.

Should you have any further questions please contact the Assessor's office at 586-992-0710 ext 3.

Macomb Township Assessing Department

POLICIES AND GUIDELINES FOR BOARD OF REVIEW

A property owner, who wishes to appeal to the Board of Review, must do so in person or by their agent or representative.

A property owner requesting an appearance before the Board of Review must do so by appointment only.

A petition that is submitted by an agent/representative to appear before the Board of Review, on behalf of a property owner, must furnish a Letter of Authorization from the property owner appointing them as their agent/representative.

Letters of Authorization must have an **original** legible signature(s) with the printed name(s) below.

Letters of Authorization must include parcel identification number(s) for the parcel(s) under protest.